



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 13, 2021

ORDERED:

PAGE 1

IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT DASILVA LANDSCAPING, INC.

DECISION ON A SPECIAL PERMIT ORDER NO. 21-1008345C

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Dasilva Landscaping, Inc. (the "Applicant") for a landscape contractor's yard at 685 Farm Road, Unit 17, also known as 49 Airport Boulevard, in the Limited Industrial Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Dasilva Landscaping, Inc., is a Massachusetts corporation with an address of 110 Dartmouth Street, Marlborough, MA 01752.
2. The Applicant is the prospective owner of the property located at 685 Farm Road, Unit 17, Marlborough, Massachusetts, also known as 49 Airport Boulevard, being shown as a portion of Parcel 52 on Assessors Map 73 (the "Site").
3. In accordance with Article V, Section 650-17 and Section 650-18(A)(48), of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes a landscape contractor's yard at the Site (the "Use"). As shown on the Plans referenced in paragraph 5 below, the Use consists of a building, accessory parking, outdoor storage areas, and landscaped areas.
4. The Applicant, by and through its counsel, filed with City Clerk of the City of Marlborough an Application for a Special Permit ("Application") for the Use.
5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, a site plan entitled "Proposed Site Plan of Use Area #17 Airport Boulevard" by Connorstone Engineering, with the last revision date of August 10, 2021, a landscaping plan entitled "Proposed Landscape Plan of Use Area #17 Airport Boulevard" by Connorstone Engineering, with the last revision date of July 13, 2021, and a site plan for the overall Airport Industrial Park entitled "Proposed Site Plan for Driveway, Drainage & Landscaping of 677-681 Farm Road" approved by the Site Plan Committee on October 24, 2019 (collectively the "Plans") attached hereto as "Attachment A."



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 13, 2021

PAGE 2

ORDERED:

6. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
7. The Site is located in the Limited Industrial Zoning District.
8. The Site has an area of 30,000 square feet +/- as shown on the Plans.
9. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
10. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, July 19, 2021. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on July 19, 2021.
11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.
12. At the public hearing, no members of the public spoke in favor of the Use and no members of the public spoke in opposition to the Use.

BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND TAKES THE FOLLOWING ACTIONS

- A. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- B. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 13, 2021

PAGE 3

ORDERED:

- C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit for a landscape contractor's yard at 685 Farm Road, Unit 17, also known as 49 Airport Boulevard, as shown on the Plans filed, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:
1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans as may be amended during Site Plan Review.
 2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the Site Plan Review Committee, in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications, or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and no occupancy permit shall be issued until the Applicant has complied with all conditions. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed, and approved by the City Council as the Special Permit Granting Authority.
 3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the City Council or the Site Plan Review Committee may approve engineering changes to the Plans, so long as said changes do not change the Use as approved herein, or materially increase the impervious area of the Use, reduce the green area, alter traffic flow, or increase the size of the building, all as shown on the Plans.
 4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 13, 2021

PAGE 4

ORDERED:

5. Storm Water and Erosion Control Management. The Applicant, its successors and/or assigns, shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant, its successors and/or assigns, shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.
6. Fencing. In accordance with Section 650-18(A)(48) of the Zoning Ordinance, the Applicant shall install solid fencing to screen areas of the Site used for the storage of vehicles, equipment, and materials from the street and adjacent properties, and shall maintain the fencing in good repair. The fencing shall comply with the requirements of all applicable City Ordinances.
7. Outdoor Storage Areas. In accordance with Section 650-18(A)(48) of the Zoning Ordinance, the outdoor storage of vehicles, equipment, and materials shall be located on impervious and otherwise dust-free surfaces. Materials shall be stored with sufficient protections to avoid damage to landscaped areas and to avoid interference with the proper functioning of stormwater infrastructure. Lawn areas shall be separated from adjacent parking/storage areas with curbing. The bulk storage of bark mulch at the Site shall be subject to fire safety conditions approved through the Site Plan Review process. The Site shall not be used to store grass clippings or similar debris.
8. Indoor Storage Areas. Building areas used to store vehicles, equipment, and materials indoors shall be equipped with floor drainage systems designed to prevent fuel, oil, and other hazardous materials from entering the stormwater or sewer systems, approved through the Site Plan Review process.
9. Vehicle Repairs and Maintenance. The Site may not be used for major repairs of vehicles and equipment, but minor maintenance of vehicles and equipment which are exclusively operated as part of the Use may be performed indoors only, subject to Condition #10.
10. Noise and Air Quality. The Applicant, its successors and/or assigns, shall comply with the City's Noise Ordinance and shall comply with all state and federal requirements governing air quality and emissions.



IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 13, 2021

PAGE 5

ORDERED:

11. Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties, with a lighting plan for the Site to be reviewed and further conditioned during the Site Plan Review process. Exterior lighting at the Site shall be shut off outside of operating hours, except for lighting necessary for security and emergency access.
12. Compliance with Applicable Laws. The Applicant, its successors and/or assigns agrees to comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.
13. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, its successors and/or assigns, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea: 11 – Nay: 0

Yea: Wagner, Doucette, Dumais, Tunnera, Irish, Navin, Landers, Oram, Ossing, Perlman, & Robey.

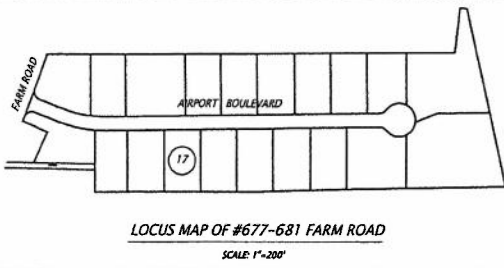
Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
21-1008345C

ORDER NO. 21-1008345C

ATTACHMENT

A



GENERAL NOTES

- EXISTING BOUNDARY LINES AND TOPOGRAPHY IS BASED UPON PLANS PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 1-18-2008. PLANS AND CAD FILE PROVIDED BY OWNER. ELEVATIONS ARE BASED UPON NAVD 1988 DATUM.
- THE PARCEL IS SHOWN ON ASSESSORS MAP 23, PARCELS 32 AND MAP 45, PARCELS 146A.
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE RECORDS AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THESE LINES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY ACCORDANCES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT THE STATE 1-800-346-7324 (72 HOURS BEFORE WORK) AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION. TEST PITS SHALL BE USED FOR UTILITY CONNECTIONS.

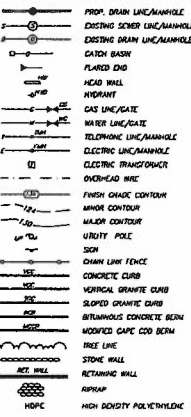
CONSTRUCTION NOTES

- ANY MAJOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MAJOR MODIFICATION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, DEPTH AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RECOGNITION OF THE CONFLICT.
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, IN THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE AASHTO STANDARDS SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, WHICHEVER IS MORE STRINGENT.
- THE WATER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF MARLBOROUGH DPW SEWER DRAINAGE RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR) AND REQUIRED INSPECTIONS. FINAL LOCATION AND SIZE OF WATER SERVICES, FIRE DEPARTMENT SPRINKLER CONNECTIONS, AND SPRINKLER CONTROL BOARDS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- THE SEWER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF MARLBOROUGH DPW SEWER DRAINAGE RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR) WITH REQUIRED INSPECTIONS. WHERES AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
- THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CITY UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- THE CONTRACTOR SHALL UTILIZE ALL MEASUREMENTS AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTY AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT SOMA STANDARDS.
- A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
- UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED BENEFICIAL FILL.
- ALL CONSTRUCTION MATERIALS, SPODKINGS, STUMPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS OFFICER.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC ENGINEERING, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.
- ALL SIGNS, CURB CUTS, DRIVEWAYS, AND ACCESSIBLE AREAS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BARRIERS REGULATIONS (241 CMR 14-00).
- JOINTS BETWEEN PROPOSED BITUMINOUS GRANITE PAVEMENT AND EXISTING PAVEMENT TO REMAIN SHALL BE SAWCUT AND SEALED WITH HOT FLOWED RUBBERIZED ASPHALT SEALER.

COORDINATION WITH PLANS BY OTHERS

- SEE SEPARATE PLANS PREPARED BY OTHERS FOR LANDSCAPING AND SIGNAGE.
- COORDINATE PROPOSED UTILITY LOCATIONS, SIZES, ELEVATIONS AND MATERIALS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ANY CONFLICT BETWEEN THESE PLANS AND PLANS BY OTHERS SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.

SYMBOLS & ABBREVIATIONS LEGEND



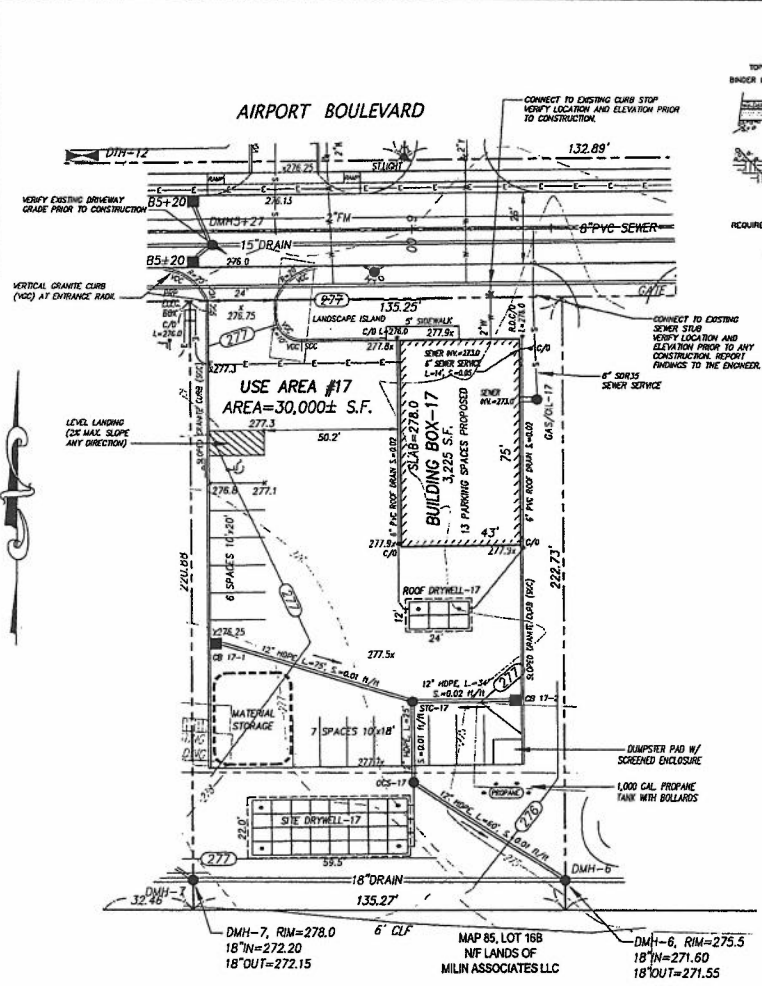
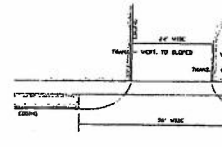
PARKING TABULATION

REQUIRED PARKING 3 SPACES/1000 S.F.
3,225/1000 x 3 = 10 SPACES REQUIRED
PROPOSED PARKING PROVIDED = 13 SPACES

ZONING : LIMITED INDUSTRIAL "LI"

LOT REQUIREMENTS REQUIRED

AREA	2 Acre
FRONTAGE	200 FEET
FRONT YARD	50 FEET
SIDE YARD	50 FEET
REAR YARD	50 FEET
REAR YARD BUILDING HEIGHT	W/N 0-150' OF RESIDENTIAL ZONE 30' W/N 151'-250' OF RESIDENTIAL ZONE 30' W/N 251'-400' OF RESIDENTIAL ZONE 40' W/N 401'-500' OF RESIDENTIAL ZONE 50'



DRAINAGE TABULATION

OB-17-1	17\"/>
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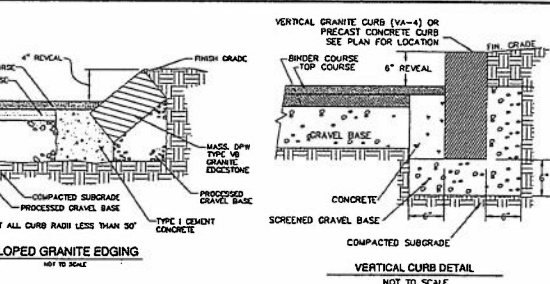
SEWER TABULATION

OB-17-1	17\"/>
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LOT COVERAGE TABULATION

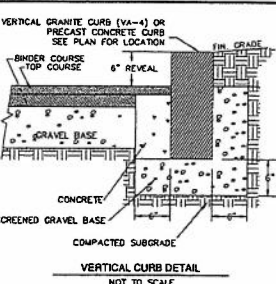
TOTAL LOT AREA = 30,000 S.F.
ALLOWED LOT COVERAGE = 49,249 (80%)

PROPOSED USE AREA	AREA	APPROVED COVERAGE
DRYWELL	17 S.F.	27.6 S.F. (162%)
AREA #1	10,000 S.F.	27.6 S.F. (0.28%)
AREA #2	10,000 S.F.	27.6 S.F. (0.28%)
AREA #3	10,000 S.F.	27.6 S.F. (0.28%)
AREA #4	10,000 S.F.	27.6 S.F. (0.28%)



SLOPED GRANITE EDGING

NOT TO SCALE



VERTICAL GRANITE CURB DETAIL

NOT TO SCALE

OB-10 (2-15-19)

0-12\"/>

OB-12 (2-15-19)

0-12\"/>

PREPARED FOR:
CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

OWNER:
MARLBOROUGH INDUSTRIAL, LLC
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

MAP 23, PARCELS 32 & MAP 45, PARCELS 146A

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-5227 FAX: 508-393-5242

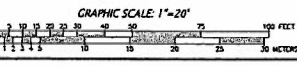
PROPOSED SITE PLAN
OF
USE AREA #17
AIRPORT BOULEVARD
IN
MARLBOROUGH, MA

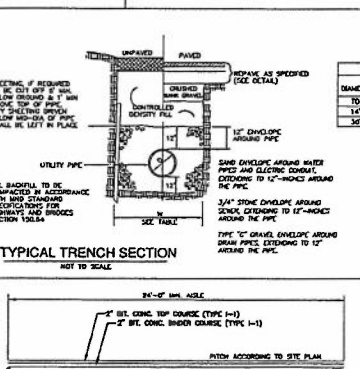
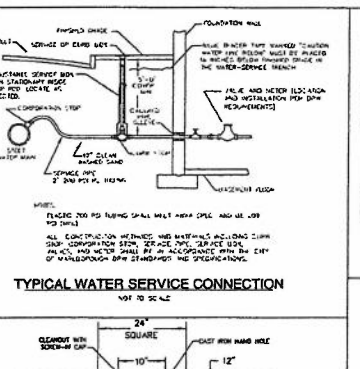
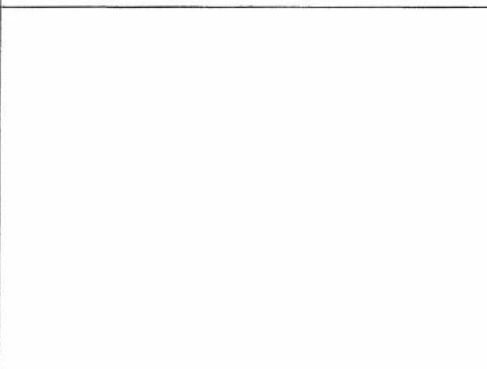
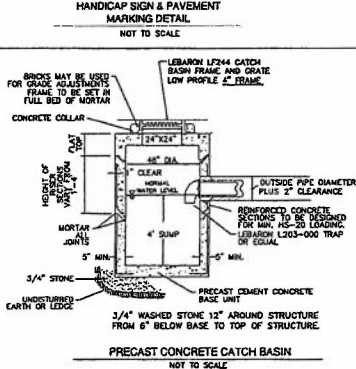
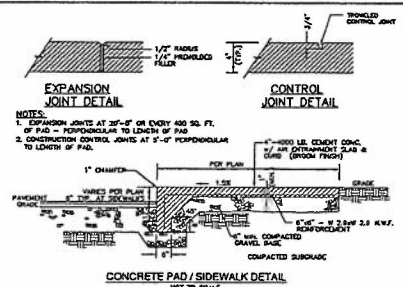
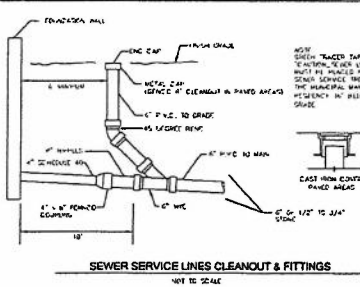
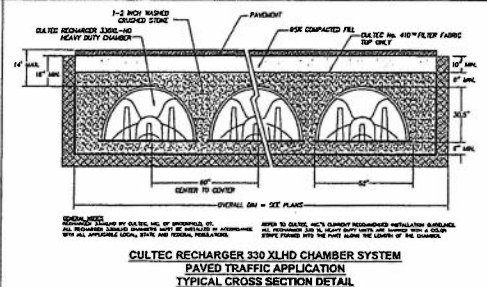
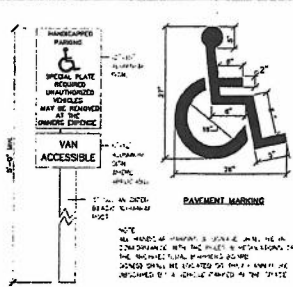
APPROVED
SITE PLAN REVIEW COMMITTEE

DATE: _____

8/10/2021	ADD MATERIAL STORAGE
7/12/2021	REMOVE CROSS WALK
6/16/2021	ARCH. COORDINATION

DESIGNED BY: RMW CHECKED BY: VC
DATE: APRIL 22, 2021
SCALE: 1"=20' SHEET 1 OF 3



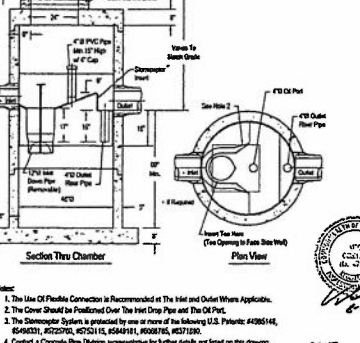
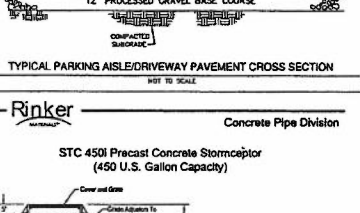


TRENCH WIDTH (ft)

D	W	W
DIAMETER OF PIPE	UNBROKEN	SPACED
12"	2'	4'
14"	2'	4'
16"	2'	4'
20"	2'	4'

APPROVED
SITE PLAN REVIEW COMMITTEE

DATE: _____



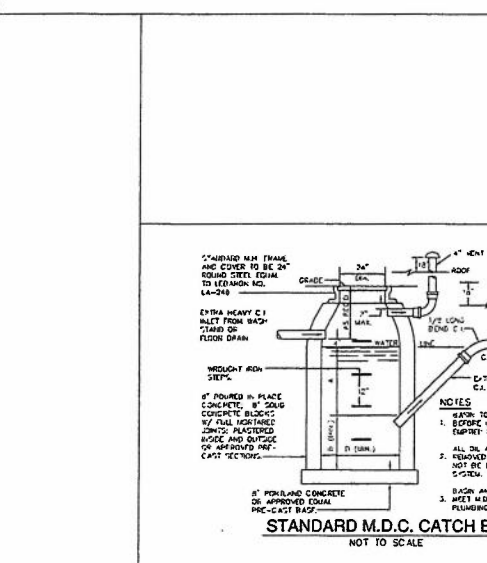
PREPARED FOR:
CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

OWNER:
MARLBOROUGH INDUSTRIAL, LLC
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA
MAP 7L, PARCEL 52

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHVIEW CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE PLAN OF USE AREA #17 AIRPORT BOULEVARD IN MARLBOROUGH, MA

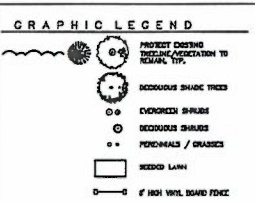
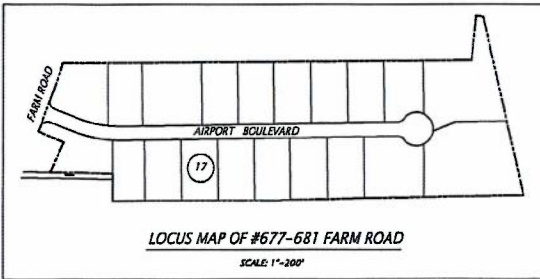
DATE: APRIL 22, 2021
SCALE: NONE SHEET 3 OF 3



INSPECTION PORT DETAIL
NOT TO SCALE

TINLET	A	B
4"	4'-0"	2'-0"
5"	5'-0"	3'-0"
6"	6'-0"	4'-0"
8"	8'-0"	6'-0"
10"	10'-0"	8'-0"
12"	12'-0"	10'-0"
14"	14'-0"	12'-0"
16"	16'-0"	14'-0"
18"	18'-0"	16'-0"
20"	20'-0"	18'-0"
24"	24'-0"	22'-0"

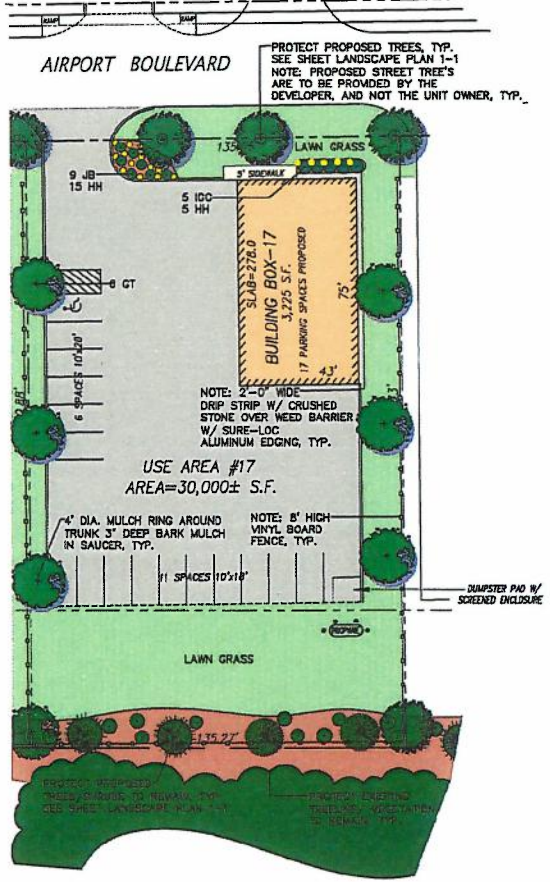
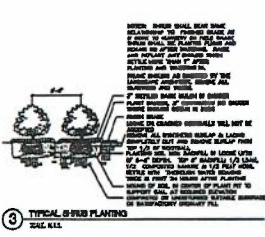
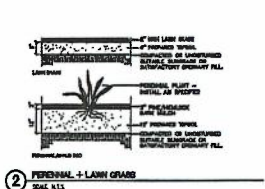
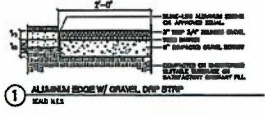
NOTE: ALL INSPECTION PORT DETAILS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE INSPECTION PORT DETAILS SHALL BE INSTALLED ON A COMPACTED SUBGRADE. THE INSPECTION PORT DETAILS SHALL BE INSTALLED ON A COMPACTED SUBGRADE.



LOT 17 PLANT MATERIAL LIST - 677-681 FARM ROAD, MARLBOROUGH, MA.

QTY	SYMBOL	INSTANTIAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
1	●	SMALLER C. WYCKE	ORANGE ANEMONE	1 1/2" L	1 1/2" W	1 1/2" H
1	●	AGE PLANTA VERNA	ORANGE ANEMONE	2 1/2" L	2 1/2" W	2 1/2" H
1	●	JANPHER HEDERACEA	RED BANNER JASMINE	1 1/2" L	1 1/2" W	1 1/2" H
1	●	HEDERA HELIX	ENGLISH HEDERA	1 1/2" L	1 1/2" W	1 1/2" H

- GENERAL NOTES:**
- CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BEGINNING CONSTRUCTION TO DETERMINE EXISTING CONDITIONS FOR THEMSELVES. CONTRACTOR TO MAINTAIN RESPONSIBILITY FOR DESIGN COORDINATION WITH ARCHITECT AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS REGARDING UTILITIES AND EROSION CONTROL. CONTRACTOR SHALL NOTIFY / COORDINATE WITH THE CITY OF MARLBOROUGH, PRIOR TO PLANT MATERIAL INSTALLATION.
 - CONTRACTOR SHALL COORDINATE WITH THE CITY OF MARLBOROUGH.
 - THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PROGRAM ON THE DATES, SEE SPECIFICATIONS.
 - THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS ESTABLISHED BY THE AMERICAN STANDARD FOR HARBOR FRONT, PUBLISHED BY AMERICAN SOCIETY OF HEDERA AND AS APPROVED.
 - ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN, NO PLASTIC BURLAP.
 - ALL PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - SPACING LOCATION OF ALL PROPOSED PLANT MATERIAL FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
 - ALL PLANTING SHALL BE DONE WITH NATURALIZED GRASS, LAWN OR READY AS PROVIDED BY DRAWINGS AND / OR AS DIRECTED BY LANDSCAPE ARCHITECT.
 - "TWO MONTHS" SHALL BE ADDED TO ALL NEW TREE PLANTING PER ALL NEW LAWN SHALL BE TESTED AND ADJUSTED AS STATED IN THE LAWN REPORT PROVIDED BY LAWN SUPPLIER.
 - LANDSCAPE CONTRACTOR SHALL SUBMIT A MAINTENANCE PROGRAM FOR THE (90) DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT & THE OWNER FOR ALL PROPOSED PLANTING.
 - PROTECT EXISTING PLANT MATERIAL WITHIN CONSTRUCTION LIMITS. PROMOTE MAINTENANCE PROGRAM FOR ALL PROPOSED / EXISTING PLANT MATERIAL DURING CONSTRUCTION.
 - ALL TRANSPORTED PLANT MATERIAL IS OWNED BY THE CONTRACTOR AND SHALL BE PREPARED FOR TRANSPORTATION FOR EACH SPECIES AT THE APPROPRIATE SEASON. THE CONTRACTOR SHALL REPLACE ANY TRANSPORTED PLANT MATERIAL THAT DIES WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL. THE NEW PLANT MATERIAL SHALL BE MAINTAINED & GUARANTEED AS NEW PLANT MATERIAL.



- LANDSCAPE NOTES:**
- LAWN DEPTHS SHALL BE AS FOLLOWS:
- LAWN AREAS - 1" BALLED THORNS
 - LAWN GRASS
 - QUALITY OCEAN SEED (LTD. WILMINGTON, MA)
 - LANDSCAPE CAPABILITY INCLUDES FOR SUN/SHADE
 - DISCOUNTED PRICING
 - DISCOUNTED PRICING
 - COLORFUL PERENNIAL BULBS/GRASSES
- PLANT BEDS - 1" LAWN DEPTH IN THE PLANTED AREA BENEATH
 - RELATED PLANTED BULBS - 1" LAWN DEPTH
 - NEW BULBS AND TREES (INCLUDE BEDS AND)
 - 8" BALLED THORNS (LTD.)

APPROVED
SITE PLAN REVIEW COMMITTEE

DATE: _____



PREPARED FOR:
CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

OWNER:
MARLBOROUGH INDUSTRIAL, LLC
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

MAP 724 PARCEL 63 & MAP 824 PARCELS 14&85

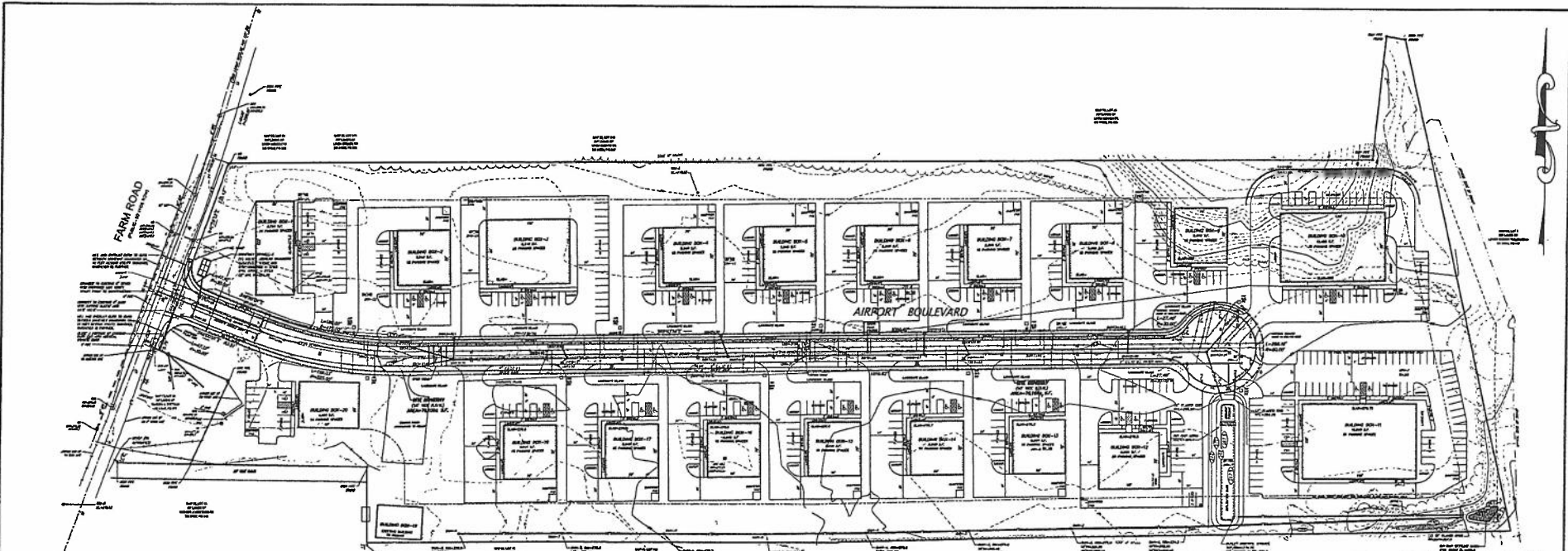
CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01552
PHONE: 508-393-9727 FAX: 508-393-5242

WILLIAM PLEWINSKI ARCHITECTURE
ARCHITECTS AND PLANNERS
1000 STATE STREET
SOUTHBOROUGH, MA 01559
PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED LANDSCAPE PLAN OF USE AREA #17 AIRPORT BOULEVARD IN MARLBOROUGH, MA

07/13/21 BASE PLAN REVISIONS
05/24/21 BASE PLAN REVISIONS

DESIGNED BY: HWF CHECKED BY: JT
DATE: MAY 25, 2021
SCALE: 1"=20' SHEET 1 OF 1



DEVELOPMENT NOTES:

1. ALL BUILDINGS AND PARKING SHOWN ON INDIVIDUAL SITES IS CONCEPTUAL ONLY AND NOT APPROVED AS SHOWN.
2. SITE DRIVEWAY AND ALL UTILITIES THEREIN INCLUDING THE SEWER PUMP STATION, SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
3. PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH INDIVIDUAL USE AREAS, THE APPLICANT SHALL APPLY FOR A HIGH SITE PLAN MODIFICATION AS IT RELATES TO LANDSCAPING, LIGHTING, INFRASTRUCTURE, BUILDING ARCHITECTURE, PARKING, ETC.

- CONSTRUCTION NOTES:**
1. ANY WORK MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A HIGH SITE PLAN MODIFICATION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
 2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
 3. ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB REQUIREMENTS.
 4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
 5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MUTCD" REQUIREMENTS.
 6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY.
 7. ALL CONSTRUCTION MATERIALS, STOCKPILES, STUMPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DEPUTY.
 8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.

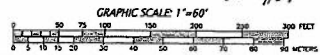
PREPARED FOR:
CAPITAL GROUP PROPERTIES
 259 TURNPIKE ROAD, SUITE 100
 SOUTHBOROUGH, MA

OWNER:
MARLBOROUGH INDUSTRIAL, LLC
 259 TURNPIKE ROAD, SUITE 100
 SOUTHBOROUGH, MA

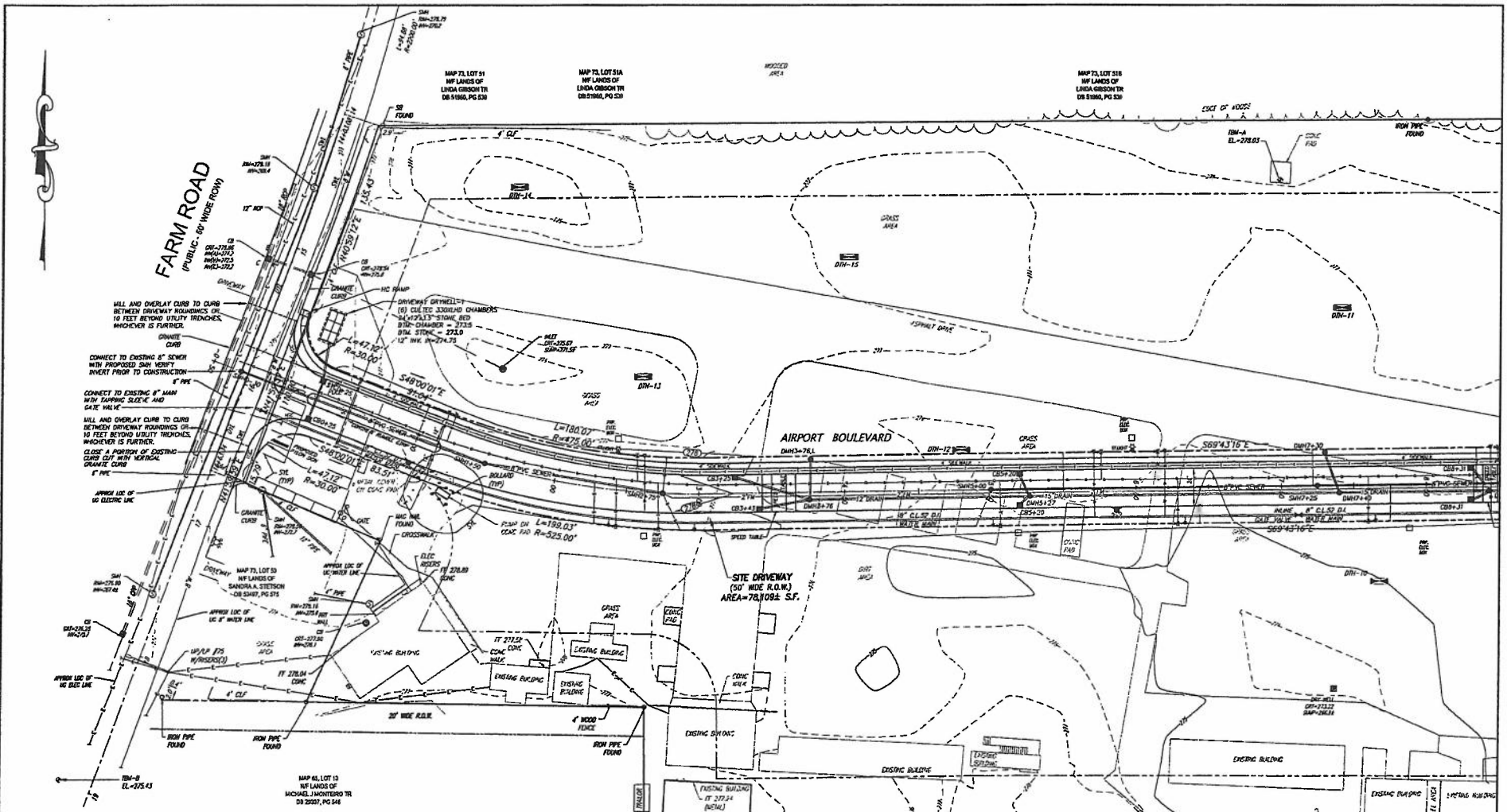
MAP 73, PARCELS 32 & MAP 85, PARCELS 144-15

CONNORSTONE
ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

CONCEPTUAL
 OVERALL SITE PLAN
 OF
 677-681 FARM ROAD
 IN
 MARLBOROUGH, MA



9-23-19	SUBMIT, WILSON ROAD, RECD. 12
8-15-19	REVIEW COMMENTS - PLAN NOTES
8-6-19	MSC. EDITS PER REVIEW
REVISED:	DESCRIPTION:
DRAWN BY: ADM	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=60'	SHEET 3 OF 14



FARM ROAD
(PUBLIC, 50' WIDE R.O.W.)

HILL AND OVERLAY CURB TO CURB BETWEEN DRIVEWAY ROUNDABOUTS OR 10 FEET BEYOND UTILITY TRENCHES, WHICHEVER IS FURTHER.

CONNECT TO EXISTING 8" SEWER WITH PROPOSED SHAW VERITY INVERT PRIOR TO CONSTRUCTION.

CONNECT TO EXISTING 8" MAIN WITH SUMPING SLUICE AND GATE VALVE.

HILL AND OVERLAY CURB TO CURB BETWEEN DRIVEWAY ROUNDABOUTS OR 10 FEET BEYOND UTILITY TRENCHES, WHICHEVER IS FURTHER.

CLOSE A PORTION OF EXISTING CURB CITY SIDE, NEAR DRIVEWAY CURB.

APPROX LOC OF 10" ELECTRIC LINE.

APPROX LOC OF 12" WATER LINE.

APPROX LOC OF 12" SEWER LINE.

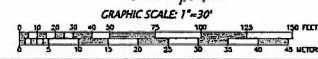
APPROX LOC OF 12" GAS LINE.

APPROX LOC OF 12" STORM SEWER LINE.

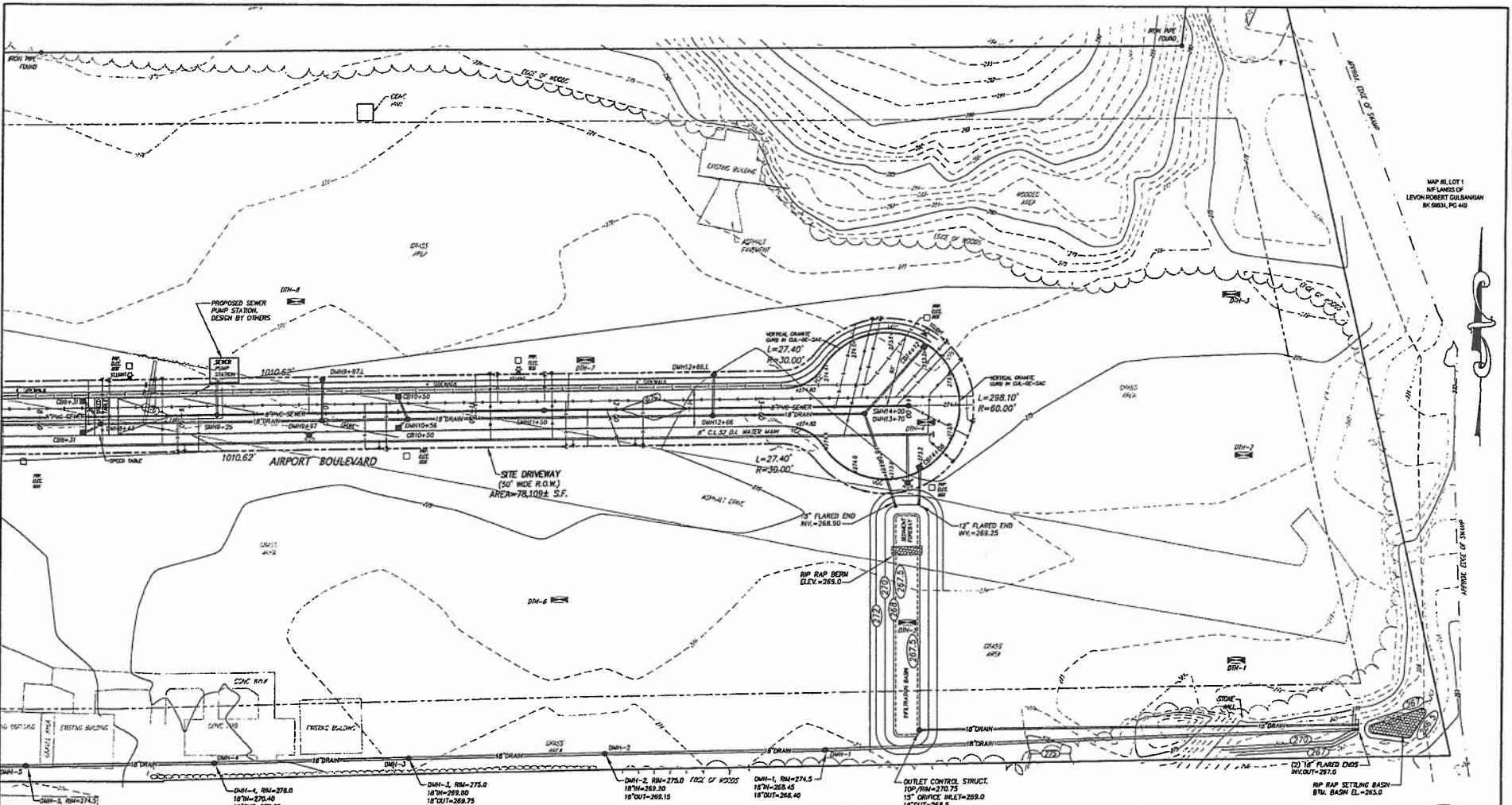
- CONSTRUCTION NOTES:**
1. ANY WORK MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A REVISION PLAN BEFORE WORK BEGINS.
 2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
 3. ALL HUMANIC PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAS REQUIREMENTS.
 4. ALL BROODING CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. BROODING CONTROLS SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSTRUCTION COMMISSION REQUIREMENTS.
 5. ALL PAVEMENT FINISHES AND SLOPES SHALL CONFORM TO "TYPICAL" REQUIREMENTS.
 6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY.
 7. ALL CONSTRUCTION MATERIALS, STOCKPILES, STUMPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
 8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.

MATERIALS NOTES:

1. ALL WATER AND SEWER MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CITY OF MARLBOROUGH DWP REGULATIONS. PERMITS AND INSPECTIONS REQUIRED.



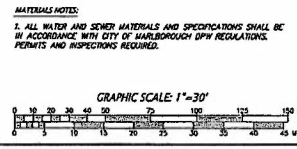
<p>PREPARED FOR: CAPITAL GROUP PROPERTIES 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA</p>	<p>OWNER: MARLBOROUGH INDUSTRIAL, LLC 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA</p>	<p>CONNORSTONE ENGINEERING INC. CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CLIFFS, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532 PHONE: 508-393-9727 FAX: 508-393-5242</p>	<p>DRIVEWAY CONSTRUCTION PLAN OF 677-681 FARM ROAD IN MARLBOROUGH, MA</p>	<table border="1"> <tr> <td>8-23-19</td> <td>ISSUE NO. 1</td> <td>REVISIONS - PLAN NOTES</td> </tr> <tr> <td>8-1-19</td> <td>REVISIONS - PLAN NOTES</td> <td></td> </tr> <tr> <td>8-4-19</td> <td>ASCE, IGS/PA REVIEW</td> <td></td> </tr> <tr> <td>REVISED:</td> <td>DESCRIPTION:</td> <td></td> </tr> <tr> <td>DRAWN BY: HEM</td> <td>CHECK BY: VC</td> <td></td> </tr> <tr> <td>DATE: JUNE 24, 2019</td> <td></td> <td></td> </tr> <tr> <td>SCALE: 1"=30'</td> <td>SHEET 4 OF 14</td> <td></td> </tr> </table>	8-23-19	ISSUE NO. 1	REVISIONS - PLAN NOTES	8-1-19	REVISIONS - PLAN NOTES		8-4-19	ASCE, IGS/PA REVIEW		REVISED:	DESCRIPTION:		DRAWN BY: HEM	CHECK BY: VC		DATE: JUNE 24, 2019			SCALE: 1"=30'	SHEET 4 OF 14	
8-23-19	ISSUE NO. 1	REVISIONS - PLAN NOTES																							
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8-4-19	ASCE, IGS/PA REVIEW																								
REVISED:	DESCRIPTION:																								
DRAWN BY: HEM	CHECK BY: VC																								
DATE: JUNE 24, 2019																									
SCALE: 1"=30'	SHEET 4 OF 14																								



MAP 85, LOT 1
 1/4 LANDS OF
 LEVON ROBERT GULBANIAN
 BK 5804, PG 440



- CONSTRUCTION NOTES:**
1. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
 2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
 3. ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAS REQUIREMENTS.
 4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROLS SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
 5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
 6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY.
 7. ALL CONSTRUCTION MATERIALS, STOOPLES, STRAPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
 8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.



MAP 85, LOT 18
 1/4 LANDS OF
 WILLOWS AT MARLBOROUGH CONDOMINIUM
 DB 1709, PG 501

MAP 85, LOT 19
 1/4 LANDS OF
 SOUTH GULBANIAN
 DB 5806, PG 127

MAP 85, LOT 19A
 1/4 LANDS OF
 LEVON ROBERT GULBANIAN
 DB 5804, PG 448

PREPARED FOR:
CAPITAL GROUP PROPERTIES
 259 TURNPIKE ROAD, SUITE 100
 SOUTHBOROUGH, MA

OWNER:
MARLBOROUGH INDUSTRIAL, LLC
 259 TURNPIKE ROAD, SUITE 100
 SOUTHBOROUGH, MA

CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

DRIVEWAY CONSTRUCTION PLAN OF 677-681 FARM ROAD IN MARLBOROUGH, MA

9-23-19	SIDEMANE, WILSON ROAD, BLDG. 12
6-15-19	REVIEW COMMENTS - PLAN NOTES
6-8-19	MSC. EDITS PER REVIEW
REVISION:	DESCRIPTION:
DRAWN BY: BEM	CHECK BY: YC
DATE: JUNE 24, 2019	
SCALE: 1"=30'	SHEET 5 OF 14

MAP 73, PARCEL 32 & MAP 85, PARCELS 14&15

FARM ROAD
(PUBLIC - 85' WIDE ROW)

MILL AND OVERLAY CURBS TO CURB BETWEEN DRIVEWAY ROADWAYS OR 10 FEET BEYOND UTILITY TRENCHES, WHICHEVER IS FURTHER.

CONNECT TO EXISTING 8" SEWER WITH PROPOSED 8" VENT INVERT PRIOR TO CONSTRUCTION

CONNECT TO EXISTING 8" MAIN WITH TAPPING SLAVE AND GATE VALVE

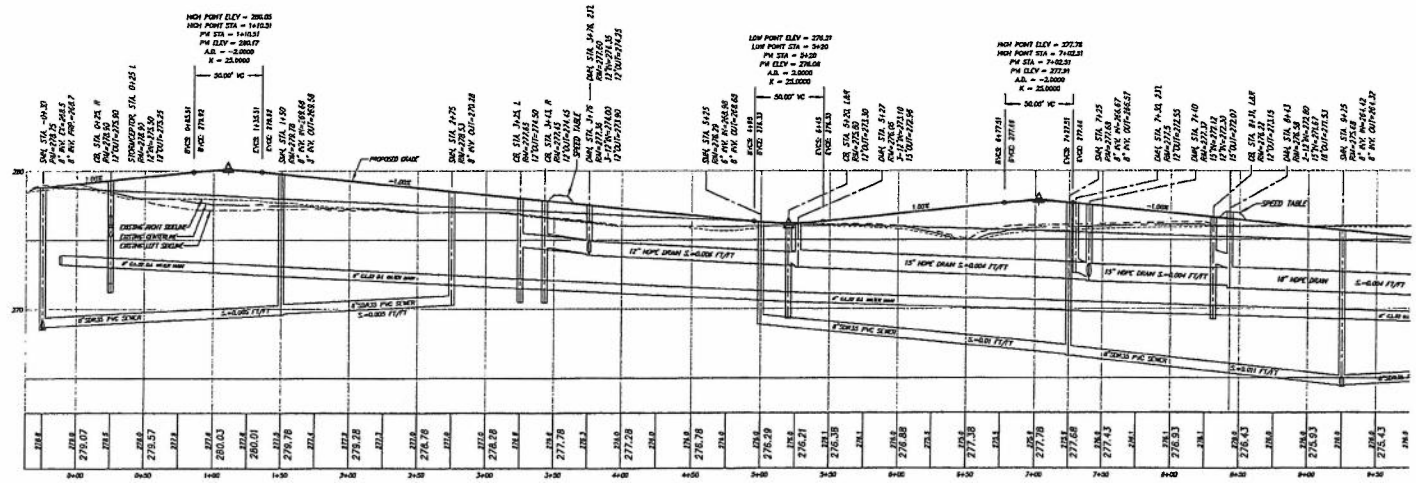
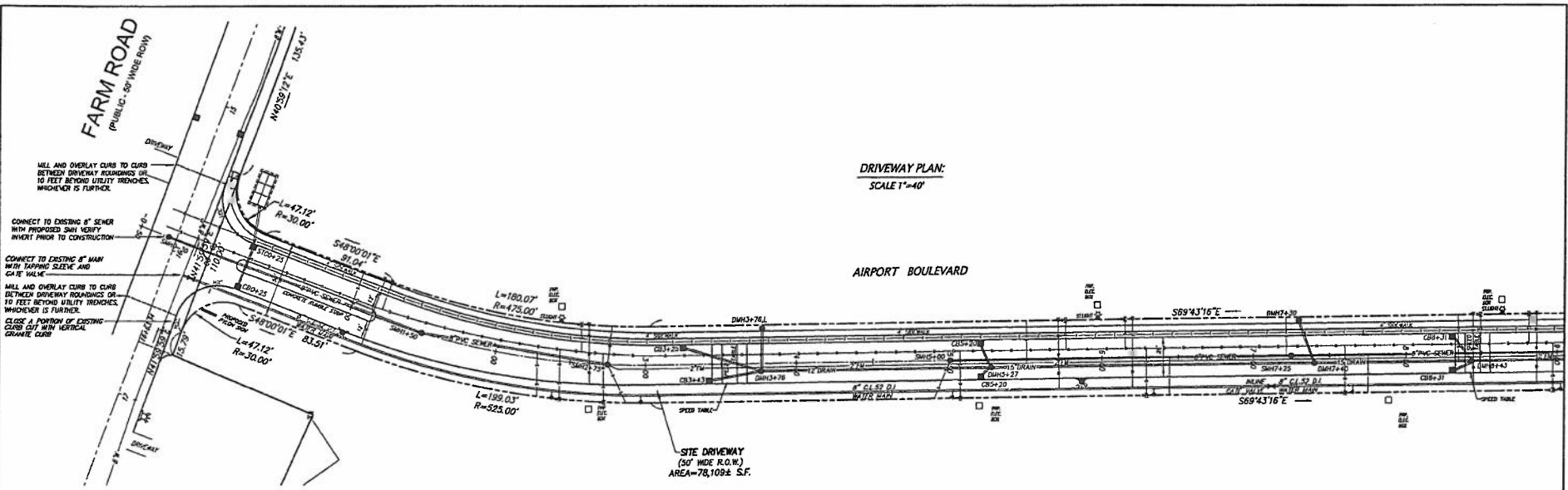
MILL AND OVERLAY CURBS TO CURBS BETWEEN DRIVEWAY ROADWAYS OR 10 FEET BEYOND UTILITY TRENCHES, WHICHEVER IS FURTHER.

CLOSE A PORTION OF EXISTING CURB CUT WITH VERTICAL GRANITE CURB

MATERIALS NOTE:

1. ALL WATER AND SEWER MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CITY OF MARLBOROUGH DPW REGULATIONS. PERMITS AND INSPECTIONS REQUIRED.

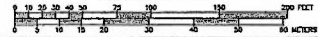
DRIVEWAY PLAN:
SCALE 1"=40'



DRIVEWAY PROFILE:
1"=40' HORIZONTAL
1"=4' VERTICAL



GRAPHIC SCALE: 1"=40'



PREPARED FOR:
CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

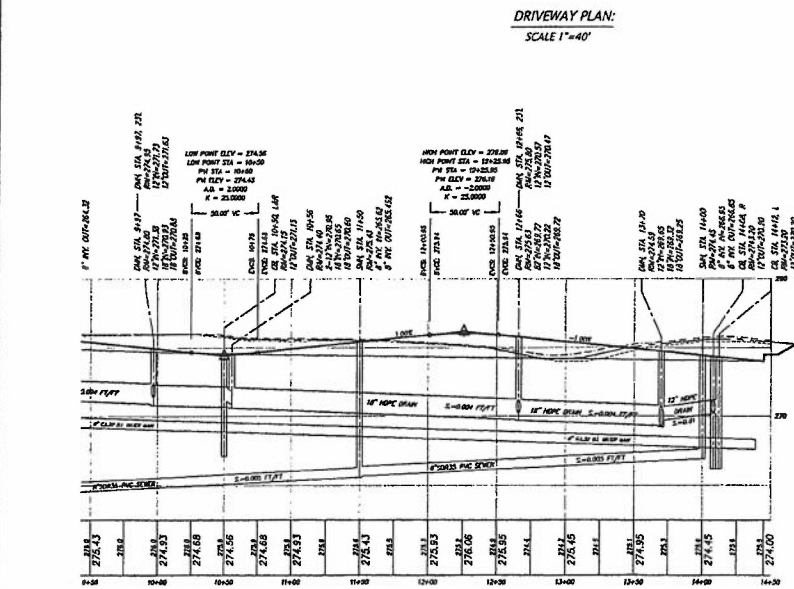
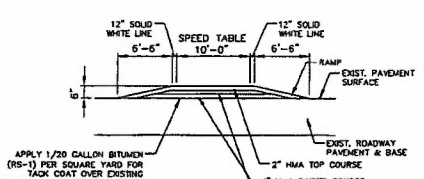
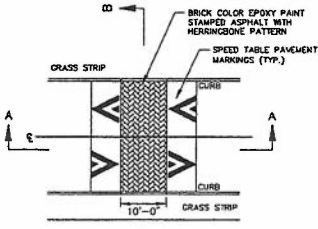
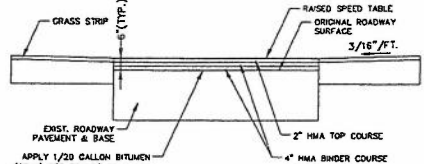
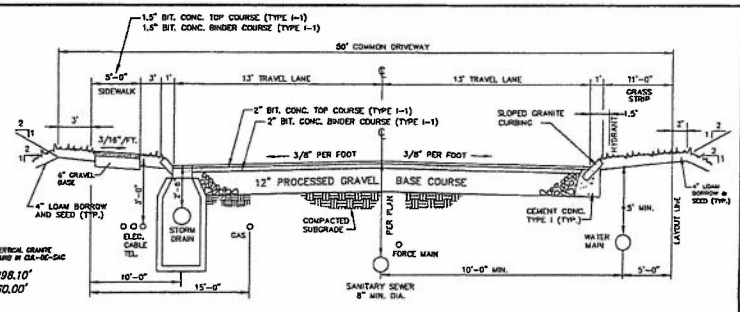
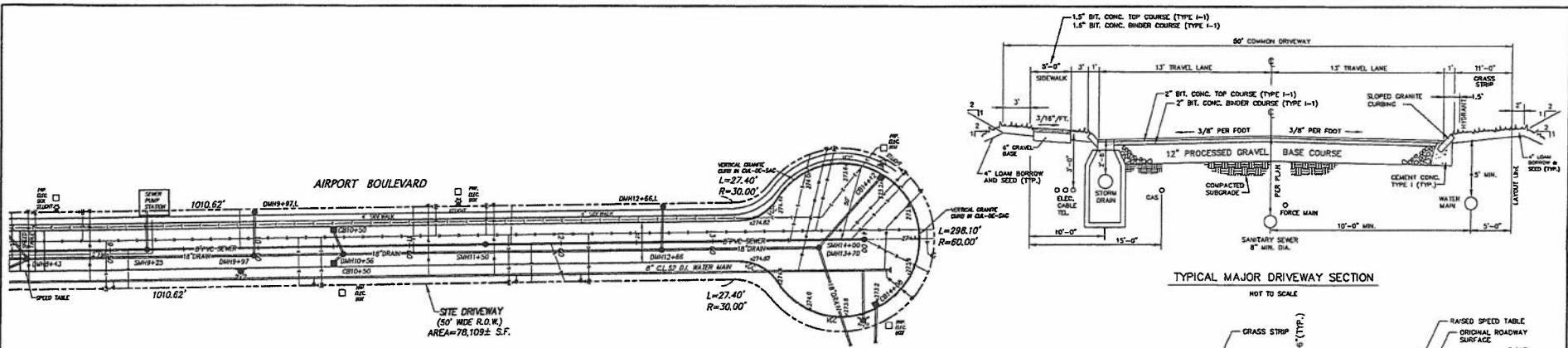
OWNER:
MARLBOROUGH INDUSTRIAL, LLC
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

CONNORSTONE
ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
19 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE 508-393-9727 FAX 508-393-5242

DRIVEWAY PLAN & PROFILE
OF
677-681 FARM ROAD
IN
MARLBOROUGH, MA

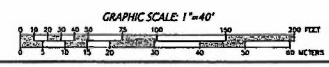
3-23-19	ISSUE/REV. MIDD ROAD, BLOC 12
6-15-19	REVIEW COMMENTS - PLAN NOTES
6-8-19	ISSUE/REV. PER REVIEW
REVISED:	DESCRIPTION:
DRAWN BY: BDM	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=40'	SHEET 6 OF 14

MAP 73, PARCEL 50 & MAP 85, PARCELS 14&15



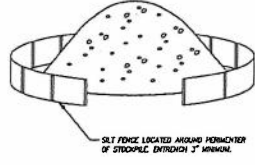
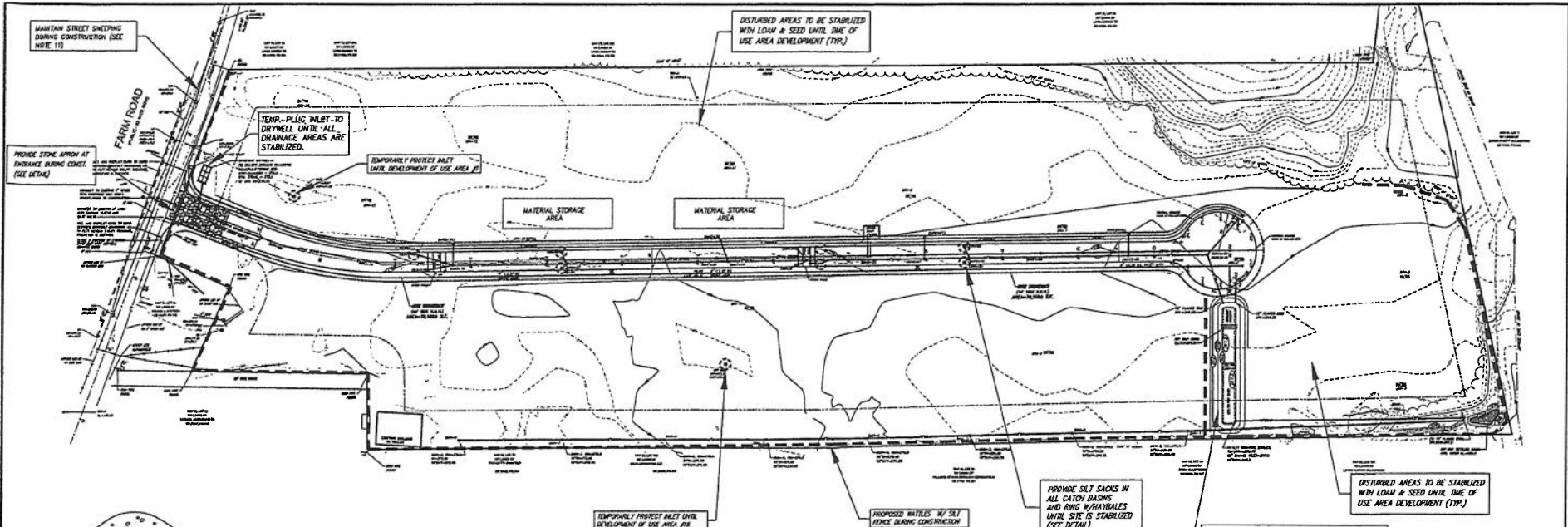
MATERIALS NOTES:
 1. ALL WATER AND SEWER MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CITY OF MARLBOROUGH DPW REGULATIONS, PERMITS AND INSPECTIONS REQUIRED.

DRIVEWAY PROFILE:
 1"=40' HORIZONTAL
 1"=4' VERTICAL

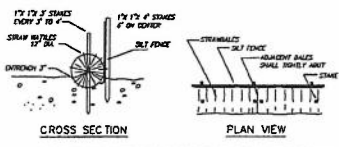


PREPARED FOR: CAPITAL GROUP PROPERTIES 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA	OWNER: MARLBOROUGH INDUSTRIAL, LLC 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA	CONNORSTONE ENGINEERING INC. CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CUTOFF, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532 PHONE: 508-393-9727 FAX: 508-293-5242	DRIVEWAY PLAN & PROFILE OF 677-681 FARM ROAD IN MARLBOROUGH, MA	9-23-19	SUDWALK, WOOD ROAD, BLDG. 12
				8-15-19	REVIEW COMMENTS - PLAN NOTES
REVISIONS:				8-8-19	NSIC EDITS PER REVIEW
DRAWN BY: AEM				CHECK BY: VC	DATE: JUNE 24, 2019
SCALE: 1"=40'				SHEET 7 OF 14	

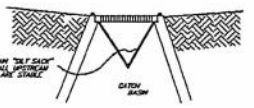




- NOTES:**
1. ALL MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A VULNERABLE CONCRETE.
 2. STOCKPILES SHALL BE LOCATED ON DRY STABLE AREAS.
 3. STOCKPILE TO REMAIN FOR EXTENDED PERIODS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE.
 4. PREPARE SLOTTED STRIPPER STOCKPILES OVER 10' IN HEIGHT OR OTHERWISE EXCEEDING SITE ACCESS.

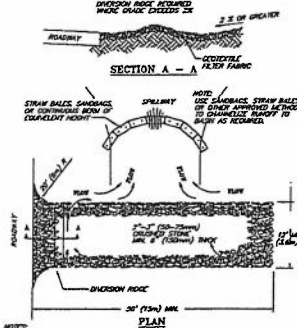


EROSION BARRIER
NOT TO SCALE



- NOTES:**
1. SILT SACKS ARE TO BE EMPLOYED HEAVILY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.
 2. IF SILT SACKS ARE MORE THAN 10 FEET TALL, THEY SHALL BE CAPTED MANUALLY. CONFERENCE SET SHALL BE INSTALLED ON SITE AND REPEATED.
 3. SEDIMENT SHALL REMAIN IN PLACE UNTIL ALL VEGETATION IS REESTABLISHED TO FULLY ESTABLISHED.

SILT SACK OR EQUAL, SEDIMENT CONTAINMENT SYSTEM
NOT TO SCALE



- NOTES:**
1. THE DIVERSION RIDGE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT DIVERSION OF FLOWING OR STANDING WATER FROM PROPERTIES. THIS MAY REQUIRE PERIODIC REPAIR AND/OR CLEANING OF ANY MEASURES USED TO STOP CONVEYANCE.
 2. WHEN NECESSARY, SHEETS SHALL BE CLEANED PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH APPROVED SEEDS THAT DRAIN INTO AN APPROVED STANDING TRAIL OR SEDIMENT BASIN.
 4. STORM APPROX SHALL BE REPLACED AS EXPEDITED SHALL BE REQUIRED.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
2. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS AS CONTAINED IN THE SITE PLAN APPROVAL CONDITIONS.
3. PRIOR TO INSTALING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
4. THE PLAN SHOWS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROL. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSARY BY THE CONDITIONS OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSTRUCTION COMMISSION TO ENSURE PROTECTION OF ALL NEARBY RESOURCES AND GEOTECHNICAL THROUGHOUT THE CONSTRUCTION PERIODS OCCUR. THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT EROSION SEDIMENTATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROL UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DEPOSITED BY THE CONTRACTOR WITHIN THE VULNERABLE AREAS 1/4 TO 1/2 THE HEIGHT OF MAT BALE OR SEDIMENT TRAP, OR AS DIRECTED BY THE LOCAL AUTHORITY.
7. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERMEABLE SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED, REMOVAL SHALL BE INSTALLED AROUND STOCKPILES IN EXCESS OF 10 FEET IN HEIGHT.
8. DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANY OTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN SET. DISTURBED AREAS WITH SLOPES 3:1 TO 10:1 OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TACKLER. IF PINK GRASSING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE WEEDED WITH HAY SEEDING.
9. ICE-MELTING OPERATIONS, IF NECESSARY, SHALL BE LIMITED TO STABILIZED AREAS, AND ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED IMMEDIATELY AFTER SUCH OPERATIONS. ADDITIONAL MAT BALE AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS ANTI-ICE/SALT FENCING STRUCTURES MAY HAVE TO BE EMPLOYED AT REGULAR INTERVALS OR CONSTANTLY BY NECESSARY.
10. STATED MAT BALE AND SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT OR AS INDICATED ON THE PLANS. ADDITIONAL MAT BALE AND SILT FENCE SHALL BE LOCATED AS CONDITIONS WARRANT, AND IN SOME AREAS ANTI-ICE/SALT FENCING STRUCTURES MAY HAVE TO BE EMPLOYED AT REGULAR INTERVALS OR CONSTANTLY BY NECESSARY.
11. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS HELD UNTIL THE PROJECT AREA HAS BEEN STABILIZED. ALL SEDIMENT TRAPPED ON PUBLIC RIGHT-OF-WAY SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
12. ALL EXISTING AND PROPOSED DRAINAGE SYSTEMS SHALL, WITHIN ANY EXISTING STRAIN FROM DISTURBED AREAS, SHALL BE PROVIDED WITH PUMP PROTECTION (GULCH BASIN, TRAP, OR SEDIMENTATION BASIN). SEDIMENTATION BASIN SHALL BE PROVIDED WITH PUMP PROTECTION (GULCH BASIN, TRAP, OR SEDIMENTATION BASIN). SEDIMENTATION BASIN SHALL BE PROVIDED WITH PUMP PROTECTION (GULCH BASIN, TRAP, OR SEDIMENTATION BASIN). SEDIMENTATION BASIN SHALL BE PROVIDED WITH PUMP PROTECTION (GULCH BASIN, TRAP, OR SEDIMENTATION BASIN).
13. BEST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT ALL WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. MEASURES FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
14. ALL VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE STABILIZED CONSTRUCTION ENTRANCE/EXIT (SEE PLAN). ALL VEHICLES SHALL BE WASHED PRIOR TO EXITING THE SITE. THE WASHING SHALL BE DONE IN A MANNER THAT DOES NOT IMPAIR THE STABILITY OF THE MAT AND REPAIRS SHALL BE MADE IMMEDIATELY AFTER WASHING. THE WASHING SHALL BE DONE IN A MANNER THAT DOES NOT IMPAIR THE STABILITY OF THE MAT AND REPAIRS SHALL BE MADE IMMEDIATELY AFTER WASHING. THE WASHING SHALL BE DONE IN A MANNER THAT DOES NOT IMPAIR THE STABILITY OF THE MAT AND REPAIRS SHALL BE MADE IMMEDIATELY AFTER WASHING.
15. EQUIPMENT SHALL NOT BE PARKED WITHIN VULNERABLE AREAS.



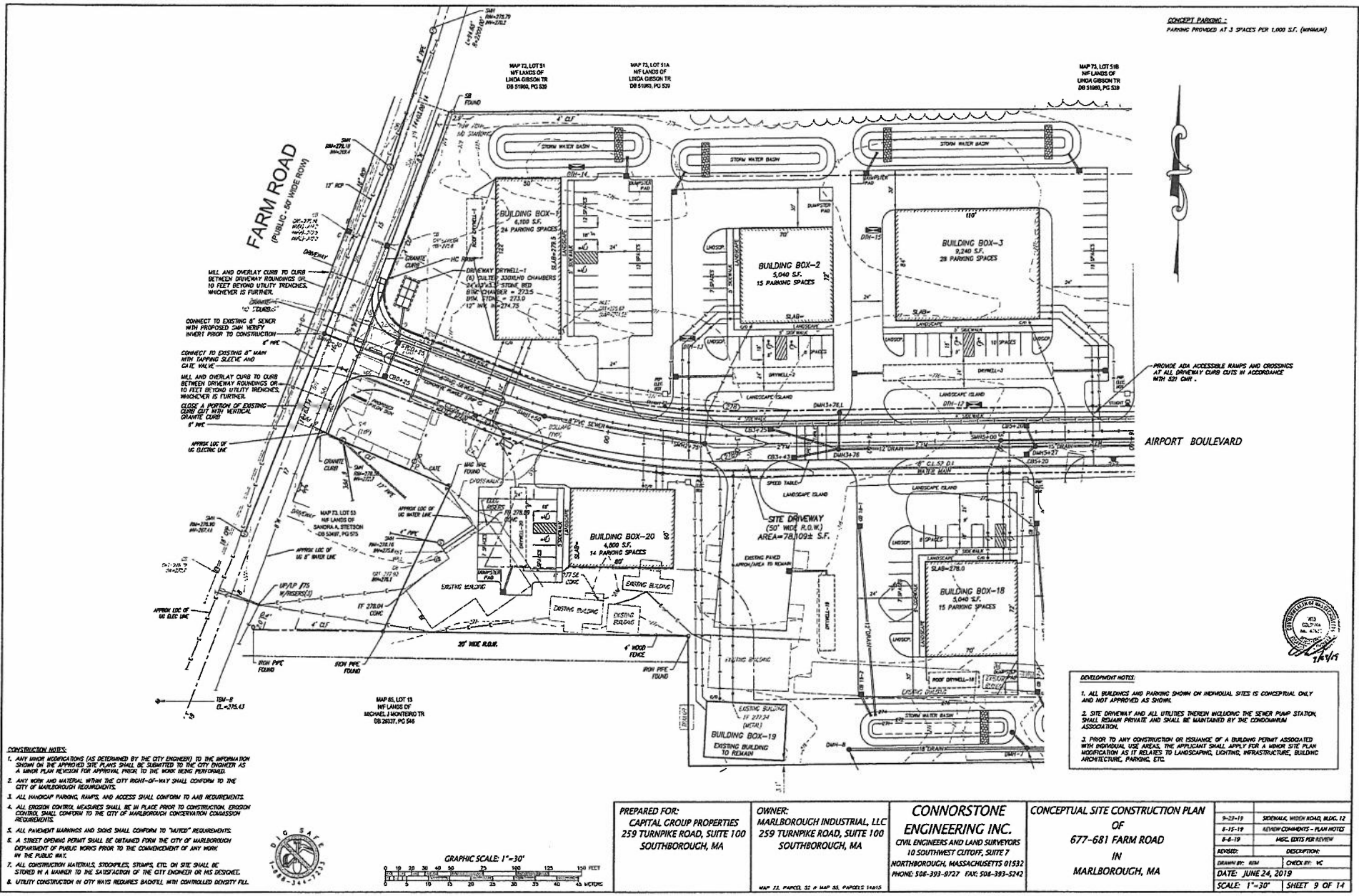
PREPARED FOR:
CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

OWNER:
MARLBOROUGH INDUSTRIAL, LLC
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

MAP 73, PARCEL 52 & MAP 85, PARCELS 14&15
CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

EROSION CONTROL PLAN
OF
677-681 FARM ROAD
IN
MARLBOROUGH, MA

9-23-19	SEDMAN, WOODY ROAD, BLDG. 12
8-15-19	REVIEW COMMENTS - PLAN NOTES
6-8-19	DOC. CHANGES PER REVIEW
REVISION:	DESCRIPTION:
DRAWN BY: ADY	CHECKED BY: VIC
DATE: JUNE 24, 2019	
SCALE: 1"=60'	SHEET 8 OF 14



CONCEPT PARKING:
PARKING PROVIDED AT 3 SPACES PER 1,000 S.F. (MINIMUM)

MILL AND OVERLAY CURB TO CURB BETWEEN DRIVEWAY ROUNDINGS OR 10 FEET BEYOND UTILITY TRENCHES, WHICHEVER IS FURTHER.

CONNECT TO EXISTING 8" SEWER WITH TAPPING SLEEVE AND GATE VALVE.

CONNECT TO EXISTING 8" MAIN WITH TAPPING SLEEVE AND GATE VALVE.

MILL AND OVERLAY CURB TO CURB BETWEEN DRIVEWAY ROUNDINGS OR 10 FEET BEYOND UTILITY TRENCHES, WHICHEVER IS FURTHER.

CLOSE A PORTION OF EXISTING CURB WITH NEW GRANITE CURB.

APPROX LOC OF 16 BLSR LINE

APPROX LOC OF 16 BLSR LINE

APPROX LOC OF 16 BLSR LINE

PROVIDE ADA ACCESSIBLE RAMPS AND CROSSINGS AT ALL DRIVEWAY CURB CUTS IN ACCORDANCE WITH SD1 CHY.

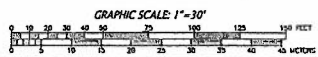
AIRPORT BOULEVARD



DEVELOPMENT NOTES:

1. ALL BUILDINGS AND PARKING SHOWN ON INDIVIDUAL SITES IS CONCEPTUAL ONLY AND NOT APPROVED AS SHOWN.
2. SITE DRIVEWAY AND ALL UTILITIES THEREIN INCLUDING THE SEWER PUMP STATION SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
3. PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH INDIVIDUAL USE AREAS, THE APPLICANT SHALL APPLY FOR A MAJOR SITE PLAN MODIFICATION AS IT RELATES TO LANDSCAPING, LIGHTING, INFRASTRUCTURE, BUILDING ARCHITECTURE, PARKING, ETC.

- CONSTRUCTION NOTES:**
1. ANY MAJOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MAJOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
 2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
 3. ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB REQUIREMENTS.
 4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
 5. ALL PAVEMENT FINISHES AND SLOPS SHALL CONFORM TO "MAJED" REQUIREMENTS.
 6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK BY THE PUBLIC WAY.
 7. ALL CONSTRUCTION MATERIALS, STOCKPILES, STRAPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
 8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.



PREPARED FOR:
CAPITAL CROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

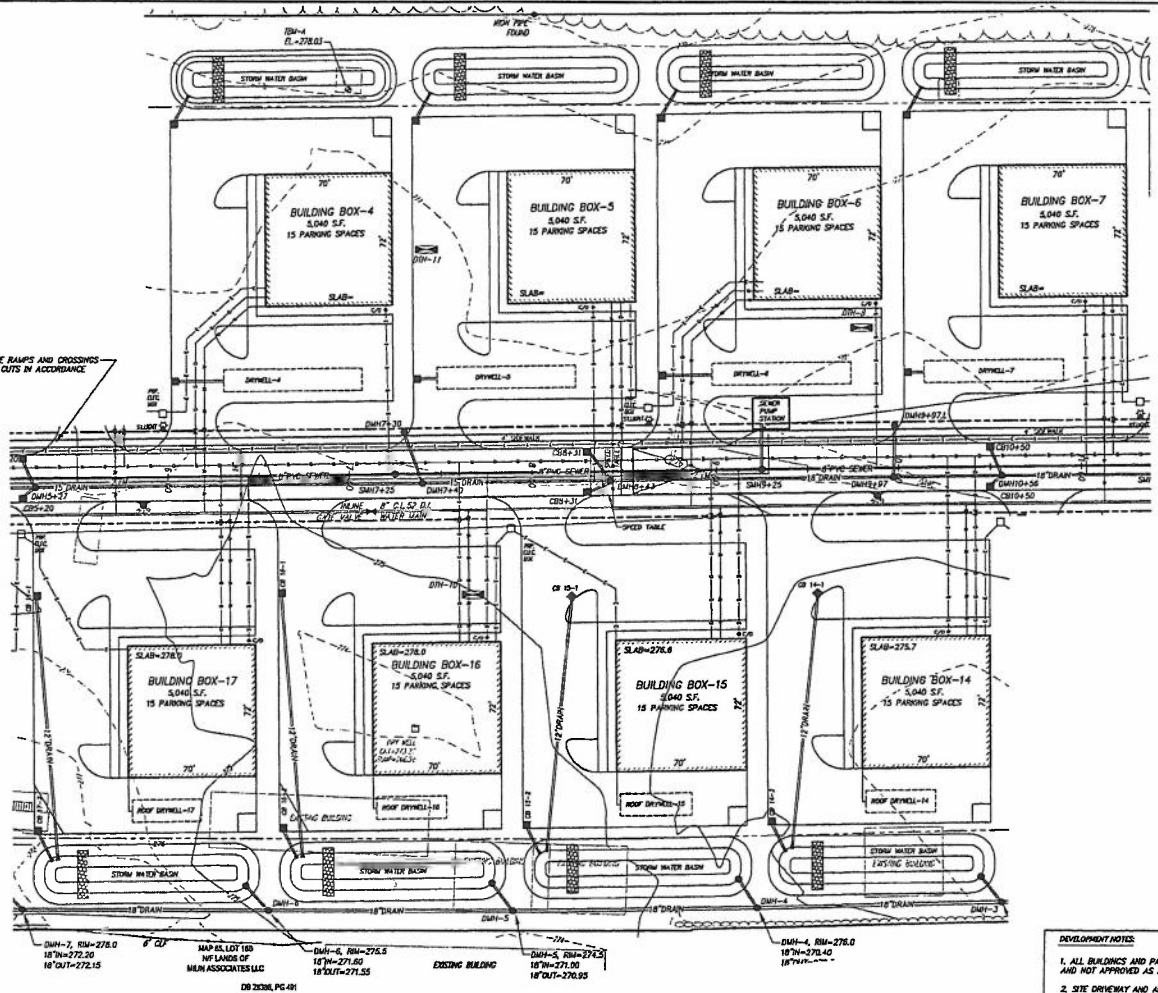
OWNER:
MARLBOROUGH INDUSTRIAL, LLC
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

CONNORSTONE
ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

CONCEPTUAL SITE CONSTRUCTION PLAN
OF
677-681 FARM ROAD
IN
MARLBOROUGH, MA

9-23-19	SEOKWAL, WOOD ROAD, REG. 12
8-15-19	REVIEW COMMENTS - PLAN NOTES
8-8-19	BASIC TEXTS PER REVIEW
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=30'	SHEET 9 OF 14

MAP 72, PARCEL 52 & MAP 85, PARCELS 16&15



CONCEPT PARKING:
PARKING PROVIDED AT 3 SPACES PER 1,000 S.F. (MINIMUM)

PROVIDE ADA ACCESSIBLE RAMPS AND CROSSINGS
AT ALL DRIVEWAY CURB CUTS IN ACCORDANCE
WITH 521 CMR.

AIRPORT BOULEVARD

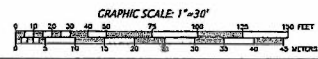
AIRPORT BOULEVARD



DEVELOPMENT NOTES:

1. ALL BUILDINGS AND PARKING SHOWN ON INDIVIDUAL SITES IS CONCEPTUAL ONLY AND NOT APPROVED AS SHOWN.
2. SITE DRIVEWAY AND ALL UTILITIES THEREIN INCLUDING THE SEWER PUMP STATION SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
3. PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH INDIVIDUAL USE AREAS, THE APPLICANT SHALL APPLY FOR A MAJOR SITE PLAN MODIFICATION AS IT RELATES TO LANDSCAPING, LIGHTING, INFRASTRUCTURE, BUILDING ARCHITECTURE, PARKING, ETC.

- CONSTRUCTION NOTES:**
1. ANY MAJOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MAJOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
 2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
 3. ALL HANDICAP PARKING, RAMP, AND ACCESS SHALL CONFORM TO AAS REQUIREMENTS.
 4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
 5. ALL PAYMENT MARKINGS AND SIGNS SHALL CONFORM TO "MAJETS" REQUIREMENTS.
 6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK BY THE PUBLIC USE.
 7. ALL CONSTRUCTION MATERIALS, STOCKPILES, STRAPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
 8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.



PREPARED FOR:
CAPITAL GROUP PROPERTIES
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

OWNER:
MARLBOROUGH INDUSTRIAL, LLC
259 TURNPIKE ROAD, SUITE 100
SOUTHBOROUGH, MA

**CONNORSTONE
ENGINEERING INC.**
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9227 FAX: 508-393-9242

CONCEPTUAL SITE CONSTRUCTION PLAN
OF
677-681 FARM ROAD
IN
MARLBOROUGH, MA

3-23-19	SKOCHMA, MOON ROAD, BLDG. 12
4-13-19	REVIEW COMMENTS - PLAN NOTES
5-4-19	MISC. EDITS FOR REVIEW
DESIGNED:	DESCRIPTION:
DRAWN BY: RDM	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=30'	SHEET 10 OF 14

MAP 72, PARCEL 53 & MAP 66, PARCELS 14&15

CONCEPT PARKING:
 PARKING PROVIDED AT 3 SPACES PER 1,000 S.F. (MINIMUM)

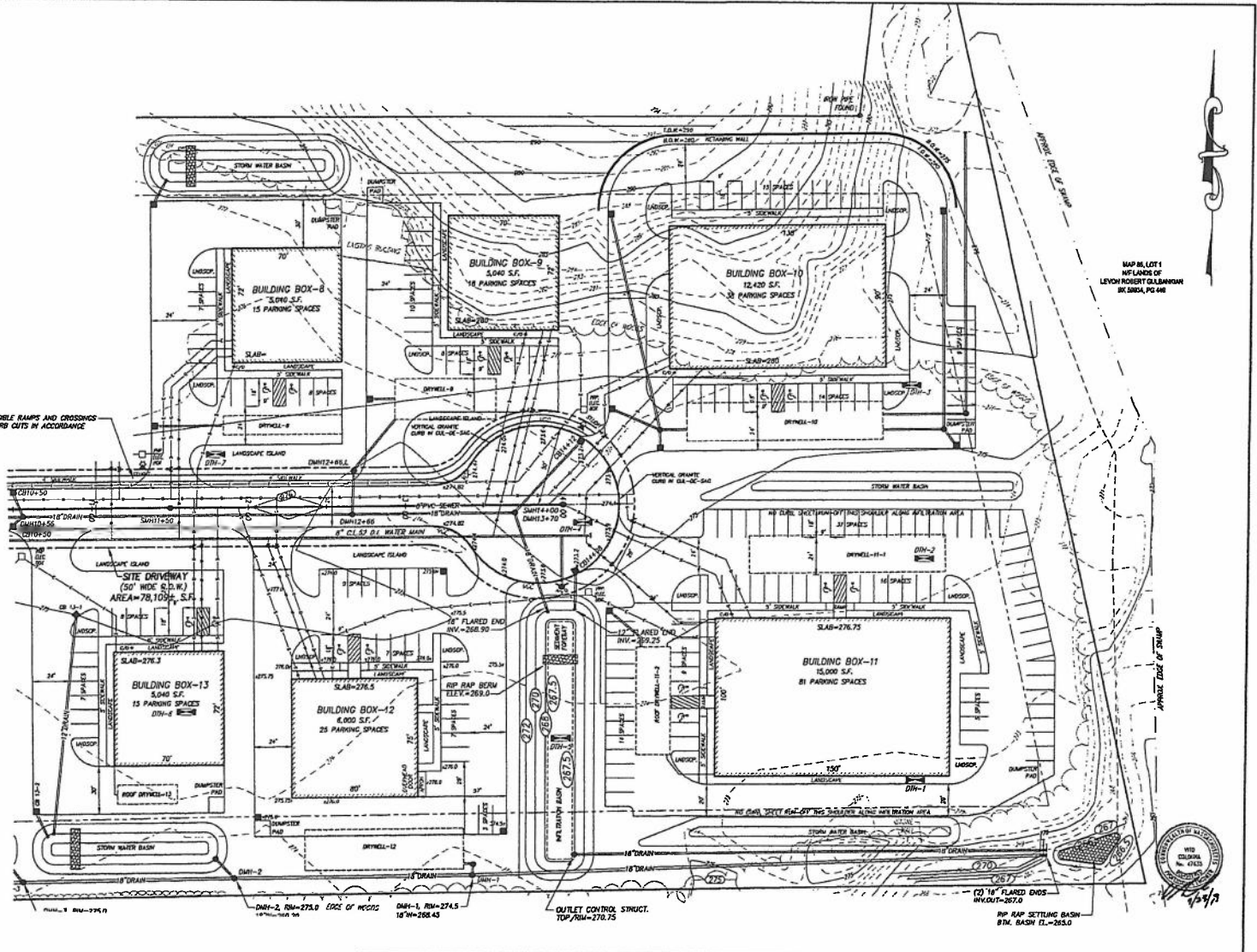
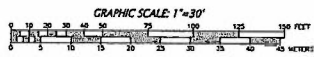
PROVIDE ADA ACCESSIBLE RAMPS AND CROSSINGS AT ALL DRIVEWAY CURB CUTS IN ACCORDANCE WITH 521 CMR.

AIRPORT BOULEVARD

MAP IN LOT 1
 W/ LANDS OF
 LEVIN ROBERT GLLANDROW
 RE: 0004 PG 04

- DEVELOPMENT NOTES:**
1. ALL BUILDINGS AND PARKING SHOWN ON INDIVIDUAL SITES IS CONCEPTUAL ONLY AND NOT APPROVED AS SHOWN.
 2. SITE DRIVEWAY AND ALL UTILITIES THEREIN INCLUDING THE SEWER PUMP STATION, SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
 3. PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH INDIVIDUAL USE AREAS, THE APPLICANT SHALL APPLY FOR A UNIFORM SITE PLAN MODIFICATION AS IT RELATES TO LANDSCAPING, LIGHTING, INFRASTRUCTURE, BUILDING ARCHITECTURE, PARKING, ETC.

- CONSTRUCTION NOTES:**
1. ANY WORK MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A UNIFORM PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
 2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
 3. ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAS REQUIREMENTS.
 4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
 5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "AAS" REQUIREMENTS.
 6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY.
 7. ALL CONSTRUCTION MATERIALS, STOCKPILES, STRIPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DECREE.
 8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.



PREPARED FOR:
 CAPITAL GROUP PROPERTIES
 259 TURNPIKE ROAD, SUITE 100
 SOUTHBOROUGH, MA

OWNER:
 MARLBOROUGH INDUSTRIAL, LLC
 259 TURNPIKE ROAD, SUITE 100
 SOUTHBOROUGH, MA

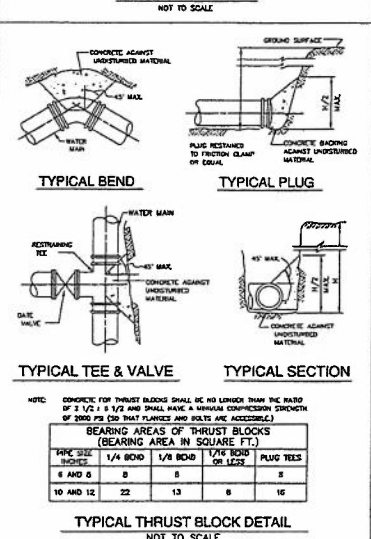
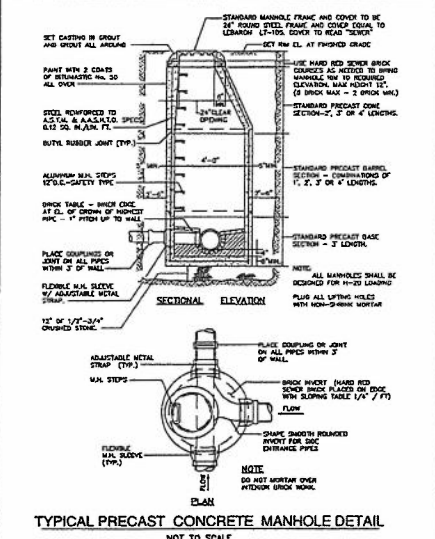
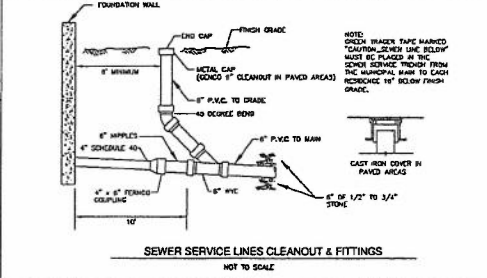
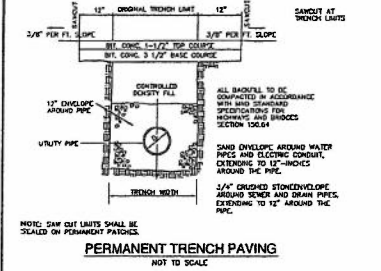
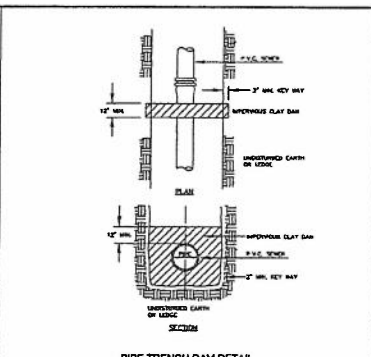
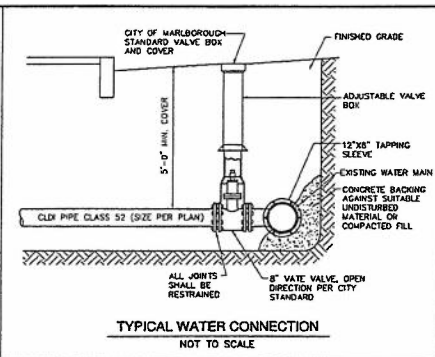
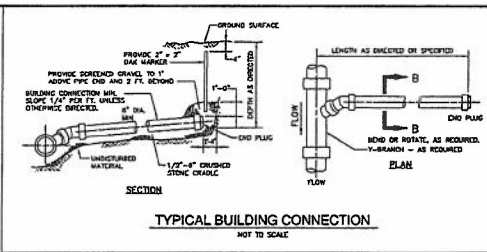
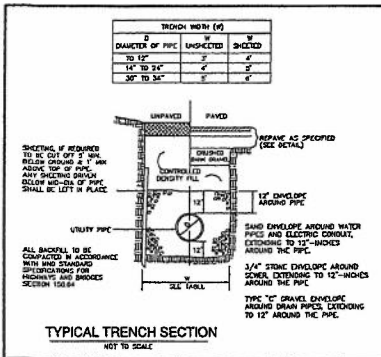
**CONNORSTONE
 ENGINEERING INC.**
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

CONCEPTUAL SITE CONSTRUCTION PLAN
 OF
 677-681 FARM ROAD
 IN
 MARLBOROUGH, MA

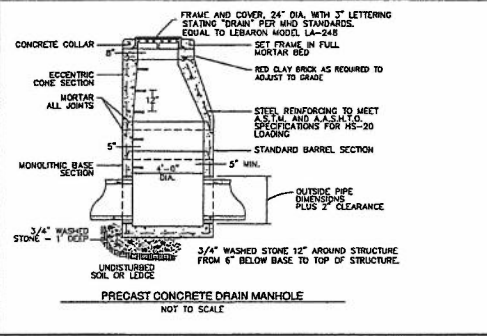
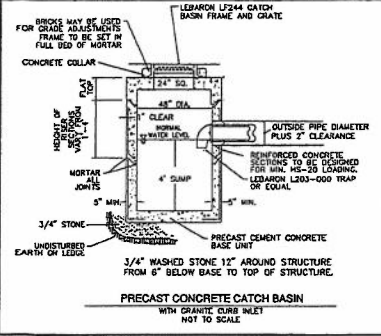
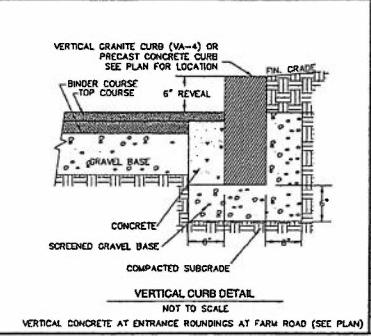
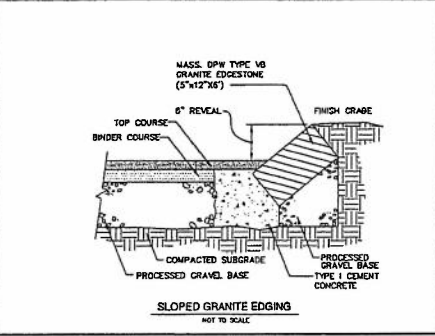
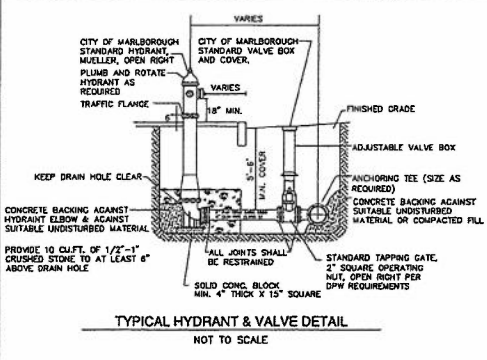
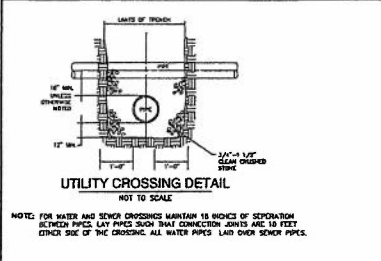
8-23-19	SEDMARK, WOOD ROAD, BLDG. 12
8-15-19	ACKEY COMMENTS - PLAN NOTES
8-6-19	MISC. COMMENTS FOR REVIEW
REVISION:	DESCRIPTION:
DRAWN BY: RDM	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=30'	SHEET 11 OF 14

MAP 71, PARCELS 52 & MAP 68, PARCELS 14&15





APPROVED
 SITE PLAN REVIEW COMMITTEE
 DATE: _____



PREPARED FOR:
 CAPITAL GROUP PROPERTIES
 259 TURNPIKE ROAD, SUITE 100
 SOUTHBOROUGH, MA

 OWNER:
 MARLBOROUGH INDUSTRIAL, LLC
 259 TURNPIKE ROAD, SUITE 100
 SOUTHBOROUGH, MA
 MAP 15, PARCEL 25

CONNORSTONE
ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01521
 PHONE: 508-393-9727 FAX: 508-393-5242

CONSTRUCTION DETAILS
 OF
677-681 FARM ROAD
 IN
MARLBOROUGH, MA

3-23-19	SIDWALK, BIDDY ROAD, BLDG. 12
8-15-19	REVIEW COMMENTS - PLAN NOTES
8-4-19	MISC. CHGTS PER REVIEW
DESIGNED BY: ADM	CHECK BY: VC
DATE: JUNE 24, 2019	SCALE: NONE

 SHEET 13 OF 14.

